

Sunnyvale Chamber of Commerce  
260 S. Sunnyvale Ave, Ste 7  
Sunnyvale, CA 94086  
(408) 736-4971

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April 9<sup>th</sup>, 2022

Sunnyvale Planning Commission  
456 W. Olive Ave  
Sunnyvale, CA 94086

**Re: 490 S. Mathilda Project**

Dear Commissioners,

Please consider this letter of support for The Minkoff Group's proposed 490 S. Mathilda project. The Sunnyvale Chamber of Commerce is committed to supporting projects and efforts that enhance our community while helping to meet our Sunnyvale's sustainability and Climate Action Plan goals.

The Minkoff Groups proposed project visually complements the attractive City Hall building currently under construction and the construction methodology supports our city goal of promoting clean electricity, reducing carbon buildings, reducing carbon transportation and more actively managing our resources. This project will make a reality of Sunnyvale's vision for transit-supportive, livability-driven development, creating a sustainable, socially responsible model that will benefit and enhance our community.

We appreciate your consideration.

Warm Regards,

Dawn Maher, CEO  
Sunnyvale Chamber of Commerce

April 20, 2022

Mr. Daniel Howard, Chair  
Members of the Planning Commission  
City of Sunnyvale Planning Commission  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Dear Chair Howard and Planning Commissioners:

RE: The Minkoff Group's Project at 490 Mathilda Avenue, Sunnyvale California

As one of the current property owners of the project under consideration, I would like to offer my support. The Minkoff Group has worked diligently with the city and neighbors to design an exceptional office development that advances the vision the City of Sunnyvale has outlined in their Downtown Specific Plan (DSP) for this area.

The Minkoff Group is a local development company committed to the community, including their downtown Sunnyvale development at 100 Altair currently under construction. Their exceptional design aesthetic once again is present in their proposal for The Joinery. Described as "a building for generations to come," The Minkoff Group incorporates innovative design and construction techniques, including sustainable mass timber, to create a building that will attract employers to the downtown and, in turn, support our local small retailers and restaurants.

The Joinery site is designated as office in the DSP and represents the vision and future of Sunnyvale. It creates a true gateway into downtown Sunnyvale by anchoring the east side of S. Mathilda with a new, sustainably built office building that relates seamlessly with the new civic center on the west side of S. Mathilda at W. Olive Avenue.

I am also beyond pleased to see that The Minkoff Group has incorporated feedback from the Planning Commission Study Session in January 2022 and has addressed the concerns of the adjacent residents. Significant, new design changes now ensure privacy is maintained, and this project can be a good neighbor.

The Joinery's beautiful and sustainable design, advancement of the City's revitalization vision for the downtown, and respect for its neighbors make this a project worth supporting. I respectfully request you approve staff recommendation to approve The Joinery.

Sincerely,



Thon-Lon Hon

6/10/2022

Mr. Daniel Howard, Chair  
Members of the Planning Commission  
City of Sunnyvale Planning Commission  
456 W. Olive Avenue  
Sunnyvale, CA 94086

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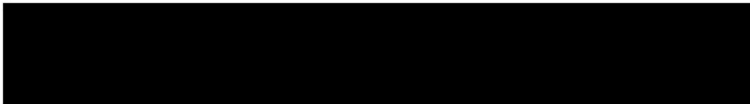
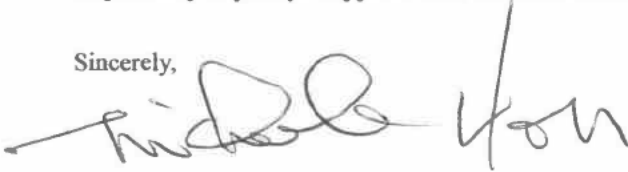
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Sincerely,



Planning Division  
RECEIVED

JUN 20 2022

City of Sunnyvale

June 13, 2022

Members of the Planning Commission  
City of Sunnyvale Planning Commission  
456 W. Olive Avenue  
Sunnyvale, CA 94086

RE: Office project at 490 Mathilda Avenue

Dear Chair Howard and Planning Commissioners:

I would like to support the Minkoff Group's new office development at 490 Mathilda Avenue. I was born and raised in Sunnyvale. Although I moved away for a number of years, I have been back for the last eight (8) years. I enjoyed my years growing up in Sunnyvale and again now that I'm back. It is great to live in a city that takes pride in looking towards the future.

There have been a lot of changes of late for the better. I am pleased to be able to walk around Murphy Avenue and see all the restaurants open with outdoor seating and the community interacting. This is the type of place everyone should be able to live, work and play.

Adding additional office space ensures that the city's economy continues to be vibrant into the future. The Minkoff Group has shown through their other office project that they take great pride in how they plan and design their buildings. The thoughtful consideration of how the structure steps back from the neighboring residential and ensure privacy should be commended.

This is an exceptional office building design which embraces sustainability and responds to the city's policies on climate change. Building a Mass Timber building put Sunnyvale on the cutting edge for what a city should expect in new construction.

I believe that this project is great for our community and hope you will agree by approving the Minkoff Group's application for the development of a new office building.

Kind regards,



Marilyn Kato



**From:** Alon Golan <[REDACTED]>  
**Sent:** Friday, June 17, 2022 5:16 PM  
**To:** PlanningCommission AP  
**Cc:** Will Birdsey; Max; Rob Zirkle; SVBC Santa Clara Local Team; Ari Feinsmith; Diana Crumedy  
**Subject:** Bike Sunnyvale supports The Joinery office building plan

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Subject: Bike Sunnyvale supports bicycle aspects of "The Joinery"

**Planning Commission, Sunnyvale City Council members,**

The purpose of this email is to let you know that the Bike Sunnyvale Team of the Silicon Valley Bicycle Coalition supports the bicycle elements of "The Joinery" office building planned for 490 S Mathilda Ave. This project is coming before the Planning commission on June 27th.

From our communications with The Minkoff Group, we believe that they are well aware of the needs and challenges of bicycle commuters, and they are committed to making it as easy and safe as possible for employees to bike to their building.

We applaud the fact that the current design of this office on Mathilda Ave includes 112 secure bike parking spaces, with direct access at grade. Additionally, there is room for up to 40 more bikes in the garage area. The elevators are designed so employees can bring their bikes to any office floor and park them there. On top of that, The Minkoff Group is planning to eliminate existing curb cuts on Mathilda and provide necessary easements so the city can build buffered bike lanes, making it safer for those employees and others to bike safely to their destinations.

We believe that together with the proposed bike repair station, E-bike charging stations, the high-quality showering facilities, and the changing areas, this building will enable a higher percentage of office employees to ride a bike to work.

Sincerely,

Bike Sunnyvale (Silicon Valley Bicycle Coalition)

<http://bikesunnyvale.org/>

<https://bikesiliconvalley.org/>

June 17, 2022

Daniel Howard, Chairperson  
Planning Commissioners  
City of Sunnyvale Planning Commission  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Dear Chair Howard and Members of the Planning Commission:

I am writing to the Planning Commission in support of The Minkoff Group's new office building at 490 Mathilda Avenue.

I have been a resident of Sunnyvale for several years and have watch as our community has transformed the downtown area into a walkable destination for residents and others alike. I am proud of the progress our city is making to revitalize Sunnyvale.

Having additional office in the downtown area will bring more jobs to our community that help support our local restaurants, small mom and pop stores as well as the major chain stores. This helps keep our local economy thriving, which I fully support.

The Minkoff Group's new building will also compliment the new civic center across Mathilda. I encourage you to support this project as it fits the location and vision for this portion of the downtown area of Sunnyvale.

Sincerely,



Trina Warren Yamanaka



June 20, 2022

Daniel Howard, Chair  
Planning Commissioners

**RE: 490 S. Mathilda Avenue – The Minkoff Group Office Development**

Dear Chair Howard and Planning Commissioners,

As the owner of 444 S. Mathilda Avenue, I am pleased to see that the adjacent property has a proposal for a new Class A office development. This type of redevelopment is a welcome sign for economic opportunities and future job growth in Sunnyvale.

I would like to offer my support for this project. It fits well into the make-up of the neighborhood both in terms of use and scale. This new development located at a high visibility corner will assist with the continued transformation of South Mathilda Avenue and Downtown Sunnyvale.

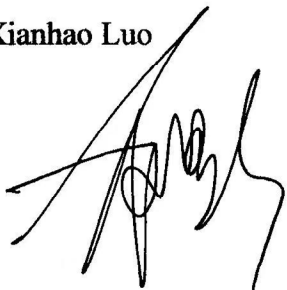
Adding additional employment space helps all businesses in the surrounding area. New employees mean more consumers who will spend in Sunnyvale, which in turn helps boost the city's revenue stream.

The Minkoff Group is proposing a well-designed, sustainable, high quality office project that fits the area both in terms of use and design. This is a valued addition to the neighborhood and city.

I would encourage the Planning Commission to approve the Minkoff Group's application so they can move forward on their project.

Regards,

Mr. Xianhao Luo



06/20/2022



June 29, 2022

Mayor Larry Klein  
City Councilmembers  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Dear Mayor Klein and members of the City Council:

I am writing today to express my enthusiastic support for the Minkoff Group's proposed new office building at 490 S. Mathilda Avenue.

The City of Sunnyvale has long been a leader in bringing jobs to the community that help support commercial and retail businesses. This proposed office building allows smaller and mid-sized companies to stay and grow in Sunnyvale and provides something that is missing in the market. We are starting to see businesses change how they "house" their employees in response to hybrid work. Having smaller floor plate space is going to be incredibly valuable to retain and attract employers to Sunnyvale.

The project also offers opportunities for jobs to be close to housing and within the downtown core. This in turn helps to promote the use of alternative modes of transportation, which makes Sunnyvale a more walkable and pedestrian friendly city and supports many of the sustainability goals the city wants to achieve.

This project is exceptionally designed and would be a welcome improvement Sunnyvale. I hope you too will see what an exceptional office project the Minkoff Group has proposed and vote to approve it.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jordan Angel".

Jordan Angel  
Senior Managing Director  
JLL



**From:** Pihu <[REDACTED]>  
**Sent:** Wednesday, June 29, 2022 2:26 PM  
**To:** PlanningCommission AP  
**Subject:** The Joinery Project on Matilda (Item 22-0693)

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hi all,

My name is Pihu Chawra and I am a rising junior at [REDACTED], interested in sustainability and sustainable architecture. I am writing this email to you to approve the proposal to make the Joinery on 490 S Mathilda Ave, Sunnyvale.

The building will have an overall positive impact to the community as it has many sustainable and aesthetic aspects. The plans show significant projections to decrease the carbon emissions equivalent to around 250 cars per year. This is achieved by the cross laminate timber in the structure itself. It absorbs carbon and traps it within its layers. The material also has another benefit, aesthetics. The warm color of the building will create a less imposing structure for city-goers. Along with material aesthetics, there will be pleasant lighting for walks in the city.

To summarize, this building will be beneficial to not just the community, but the environment as a whole. Sunnyvale will more enjoyable if the Joinery is built.

Thank you,  
Pihu Chawra

[REDACTED]  
[REDACTED]  
[REDACTED]

July 1, 2022

Larry Klein, Mayor  
Members of the City Council  
City of Sunnyvale City Council  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94086

RE: The Minkoff Group Office Project

Dear Mayor Klein and City Councilmembers:

I have watched the revitalization of Sunnyvale and the wonderful transformation of a large part of the city center. The new building being proposed by the Minkoff Group is a continuation of that revitalization. The replacement of two, older, outdated buildings with a new, modern office building continues Sunnyvale's support of employment options.

Having one of the only Mass Timber office buildings in the heart of Sunnyvale is something to celebrate. This type of development will spur other builders to use high quality, environmentally friendly building materials and techniques which help with our climate goals and the modernization of our downtown in a sustainable way. I am pleased to offer my support for this project.

With a new city hall complex across the street, this corner becomes part of a gateway into Sunnyvale. The design and natural materials work well with the setting. It also is more attractive to the neighborhood and will increase property values for those living nearby. The Minkoff Group worked carefully to address the adjacency of the building to its residential neighbors and implemented key design changes to reduce any impact to neighbors. This project will be an incredible addition to the neighborhood.

The Council has the opportunity to approve this new office development and continue the thoughtful transformation of Sunnyvale's downtown area.

I hope you will support this project.

Best regards,

Michael Manas



July 1, 2022

Larry Klein, Mayor  
Members of the City Council  
City of Sunnyvale City Council  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94086

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The Council has the opportunity to approve this new office development and continue the thoughtful transformation of Sunnyvale's downtown area.

I hope you will support this project.

Best regards,

Daniel Renz

[REDACTED]  
[REDACTED]



Thursday, June 16, 2022

Daniel Howard, Chair  
Planning Commissioners  
City of Sunnyvale Planning Commission  
456 W. Olive Avenue  
Sunnyvale, CA 94086

**RE: The Minkoff Group's 490 S. Mathilda Avenue, Sunnyvale California**

Dear Planning Commission:

On behalf of the Sunnyvale Downtown Association (SDA) and our membership, I am writing to express our support for The Minkoff Group's project at 490 S. Mathilda Avenue.

SDA is a non-profit membership-based organization whose mission is to promote, advocate and enhance the vitality of downtown Sunnyvale. We serve as the voice of downtown Sunnyvale.

We believe, The Minkoff Group has been part of Sunnyvale's downtown revitalization with their 100 Altair project. We are delighted to see the Minkoff Group proposing to continue their investment in Sunnyvale with the office development on S. Mathilda.

Best regards,

*Mike Johnson*

Executive Director  
Sunnyvale Downtown Association  
[sunnyvaledowntown.org](http://sunnyvaledowntown.org)

Cc: Planning Commissioners  
Shaunn Mendrin, Community Development Department